

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Action Docket

Tuesday, February 1, 2022

6:00 PM

Work Session - 6:00 PM; Public Hearing - 7:00 PM
Electronic Public Hearing

Planning Commission

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

SIGN UP TO SPEAK - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

If it is determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, these meetings will be held electronically. If held electronically, the meetings are being held pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020 to undertake essential business and members of the public bodies and staff will be participating from remote locations through a Zoom Webinar.

Electronic access will be provided whether the meetings are in person or electronic. The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission (Public Hearing Webinar):

The Webinar will open at 5:30 p.m. to allow individuals to join, while the Work Session will begin at 6:00 p.m. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link:

https://zoom.us/webinar/register/WN_u4M0BYqdQLqSoZAfUHWnRA

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 959 6968 0316

Password: 646773

City Council (Public Hearing Webinar):

Registration link:

https://zoom.us/webinar/register/WN_eBIOTO4pTbmr-DrJNLdaYw

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 913 7047 7368

Password: 957542

Public comment will be received at the meetings. The public may submit comments in advance to Planning & Zoning staff at PlanComm@alexandriava.gov for the Planning Commission hearing, to the City Clerk at Gloria.Sitton@alexandriava.gov

for the City Council hearing, or make public comments on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at jackie.cato@alexandriava.gov or 703.746.3810, Virginia Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

Work Session

The Planning Commission work session was called to order at 6:00 p.m. Commissioner Ramirez was excused.

The Planning Commission will hold a Work Session prior to the Public Hearing to discuss the following item:

- a) Potomac River Generating Station Coordinated Development District Conceptual Design Plan Update

The session will begin at 6:00 PM and go until approximately 7:00 PM.

1 Call To Order

The Planning Commission meeting was called to order at 7:00 p.m. Commissioner Ramirez was excused. All other members were present at the call to order.

1.1 Resolution Finding Need to Conduct the Planning Commission Electronically

Attachments: [Resolution](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the resolution. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

Consent Calendar

- 2** Special Use Permit #2021-00109
28 East Maple Street
Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R 2-5/ Single- and two- family.
Applicant: LA, Linden, LLC, A Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

Attachments: [SUP2021-00109 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00109, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

3

Special Use Permit #2021-00115
 3507 Mount Vernon Avenue
 Public Hearing and consideration of a request for a Special Use Permit for the intensification of a non-complying general automobile repair use with the addition of automobile sales; zoned: NR/Neighborhood Retail (Arlandria).
 Applicant: Kostadinov Pehlivanis

Attachments: [SUP2021-00115 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Special Use Permit #2021-00115. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

4

Special Use Permit #2021-00118
 3316 Circle Hill Road
 Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R-8/Single-family.
 Applicant: Dumor Properties, LLC, a Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

Attachments: [SUP2021-00118 Staff Report](#)
 [Additional Materials \(2.1.22\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00118, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

5

Special Use Permit #2021-00121
 5241 Seminary Road
 Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling with lot modifications; zoned: R-12/Single-family.
 Applicant: Eden Wubante

Attachments: [SUP2021-00121 Staff Report](#)
 [Additional Materials \(1.28.22\)](#)

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit

#2021-00121, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

6

Subdivision #2021-00007
 1801, 1901 and 1461 North Beauregard Street
 Public Hearing and consideration of a request for a Subdivision, to re-subdivide two existing lots into two new lots of record; zoned: CDD #4/Coordinated Development District #4.
 Applicant: Beauregard Alexandria, LLC

Attachments: [SUB2021-00007 Staff Report](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Subdivision #2021-00007, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

New Business

7

Special Use Permit #2021-00119
 711 Princess Street
 Public Hearing and consideration of (1) a one year Special Use Permit review and (2) a request to extend the hours for indoor and outdoor live entertainment, to expand the number of seats for outdoor dining and outdoor live entertainment, to permit amplified sound, and to allow a parking reduction for an indoor and outdoor live entertainment and outdoor dining use (amending Special Use Permit #2020-00102); zoned: CD/Commercial Downtown.
 Applicant: Blue Heart Travel, Inc., dba Classical Movements, represented by Neeta Helms

Attachments: [SUP2021-00119 Staff Report](#)
 [Additional Materials \(2.1.22\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00119, as amended. The motion carried on a vote of 5-0-1, with Commissioner Manor abstaining and Commissioner Ramirez absent.

8

Rezoning #2021-00007
 Development Special Use Permit #2021-10029
 Transportation Management Plan Special Use Permit #2021-00088
 5380 Holmes Run Parkway - ParcView II
 Public Hearing and consideration of requests for (A) an amendment to the official zoning map to change the zone from RC/High Density Apartment Zone to RMF/Residential Multifamily Zone; (B) a Development Special Use Permit with site

plan and modifications and a subdivision to construct two connected affordable apartment buildings with 227 units, a daycare/commercial/community use, and an underground garage; to renovate an existing apartment building with 146 affordable units, to re-subdivide the lot into two fee simple lots and dedicate a portion of Holmes Run Parkway and the newly created lot in Holmes Run Park to the City of Alexandria; including Special Use Permits to increase the allowable Floor Area Ratio to 2.7 and to have more than three mechanical penthouses; and (C) a Tier III Transportation Management Plan Special Use Permit; zoned: RC/High Density Apartment.

Applicant: Wesley Housing Development Corporation of Northern Virginia, represented by M. Catharine Puskar, attorney

Attachments: [DSUP2021-10029 Staff Report](#)
 [DSUP2021-10029 Site Plan](#)
 [Additional Materials \(2.1.2022\)](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2021-00007, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10029, as amended, and Transportation Management Plan Special Use Permit #2021-00088, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

9

City Charter Section 9.06 Case #2021-00010
 Right-of-Way in front of 1050 North Fayette Street
 Public Hearing and consideration of a request for the Planning Commission to review whether the interim use of a portion of the sidewalk in front of the building for overflow operations from the Yates Car Wash & Detail Center at 1018 North Henry Street is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Attachments: [SEC2021-00010 Staff Report](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to find the proposed interim private use of a portion of the Right of Way by 1018 North Henry Street consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

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Staff has requested for deferral of this item.
 City Charter Section 9.06 Case #2022-00001

ROW Adjacent to 4600 Eisenhower Avenue
 Public Hearing and consideration of request for Planning Commission to review whether the proposed disposition of property (4600 Eisenhower Avenue) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
 Applicant: City of Alexandria

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer City Charter Section 9.06 Case #2022-00001. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

- 11 Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its FY 2023 meeting schedule and establish continuation dates for meetings.
 Staff: City of Alexandria, Department of Planning & Zoning

Attachments: [Resolution](#)
 [Resolution Memorandum](#)
 [Additional Materials \(2.1.22\)](#)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the resolution, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

Other Business

- 12.1 Draft PC/EPC/TC Joint Letter to City Council regarding the Climate Emergency, for discussion/adoption at the Feb. 1, 2022 Planning Commission Public Hearing - Discussion/Action

Attachments: [Draft Joint Commission Letter on Climate Emergency](#)

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to approve the letter, as written. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

- 12.2 Commissioner’s Reports, Comments & Questions

Minutes

- 13 Consideration of the minutes from the December 7, 2021 Planning Commission meeting.

Attachments: [December 7, 2021 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of December 7, 2021, as

submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

14

Consideration of the minutes from the December 8, 2021 Planning Commission meeting.

Attachments: [December 8, 2021 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of December 8, 2021, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

15

Consideration of the minutes from the January 4, 2022 Planning Commission meeting.

Attachments: [January 4, 2022 Minutes](#)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of January 4, 2022, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

Adjournment

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adjourn the meeting. The motion carried on a vote of 6-0, with Commissioner Ramirez absent. The Planning Commission meeting was adjourned at 10:58 p.m.

If it is determined by the Chair that weather or other conditions are such that it is hazardous for members to attend the meeting or if the work of the Planning Commission cannot be completed, the meeting will be continued on the first Thursday that is not a legal holiday. If the first Thursday is a legal holiday, then the hearing will be continued to the next Tuesday that is not a legal holiday.